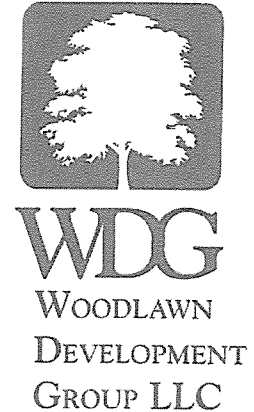


February 16, 2016

Mr. Michael McLaughlin
City Administrator
City of Greenbelt
25 Cresent Road
Greenbelt, Maryland 20770



**Re: Greenbelt Station/DSP-04081-09
Amendment to Requested Revisions**

Dear Mr. McLaughlin:

This request is to add an additional revision to the requested amendments to DSP-04081 filed recently via the -09 revision. At this time, we would like to request that an amendment to the previously approved trigger for the construction of certain recreational facilities be amended as well as the review timeframe extended due to our negotiations with the State of Maryland and the City of Greenbelt.

As to the trigger, Finding 5 of PGCPB Resolution No. 06-149 approving DSP-04081 as well as the associated RFA requires construction of the complete trail system prior to the issuance of the 250th building permit for the project. The off-site portion of the trail system, which is located on State land, requires State and the City of Greenbelt approval of location and easements for construction and public use, which is not subject to the applicant's direct control. The applicant has provided the information requested by the State which includes: trail plans and details, a sketch and description of the proposed easement, easement appraisal and exhibits. At this time, all requested information has been provided to the State. The on-site portion of the trail system has been reviewed and approved by City staff but must be constructed in coordination with the off-site portion. The applicant therefore requests that the requirement be amended so that bonding of the trail be completed by the 250th building permit and constructed completed prior to the issuance of the 352nd building permit. Recommended amendments to Finding 5 as it relates to conformance to conditions 25 and 40 of CSP-01008/01 and proposed condition language is as follows in bold (underlining denotes addition and brackets denote deletion):

Proposed Revision of Finding 5 Contained within PGCPB Resolution No. 06-149

5. Conformance to Conceptual Site Plan, CSP-01008/01...

...The following conditions, approved by the District Council, warrant discussion:

25. The applicant, his successors, and/or assignees shall provide adequate, private and/or public recreational facilities in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. A complete recreational package

Mr. Michael McLaughlin
Greenbelt Station/DSP-04081-09
February 16, 2016

shall be provided at the time of the first detailed site plan for each core and shall include facilities in the amount of \$1,750,000 at a minimum.

DSP Finding of Conformance to the CSP as proposed to be amended:

As mentioned above, site-wide recreational facilities have been provided for the south core and site-specific recreational facilities have been provided for the townhouse section. The following recreational facilities have been proposed:

Overall South Core Facilities:

3,900 linear feet of 8-foot-wide asphalt hiker-biker trail;
One 10-foot by 57-foot steel pedestrian bridge;
Eight benches;
Interpretive signage along the trail.

Note: The interpretive signage and the eight benches should be shown on the Landscape Plan.

Townhouse Section Facilities:

570 linear feet of 6-foot-wide asphalt connector trail;
One tot lot;
Two sitting areas with benches in two pocket parks.

Note: The two sitting areas have not been shown on the plans. The large open space at the intersection of North Channel Drive and Stream Bank Lane is devoid of any recreational facilities and should be provided with a focal point such as a pergola or gazebo with special paving, benches, pedestrian lighting, and attractive landscaping.

The total cost of facilities provided, based on the above, is approximately \$360,000. Along with the recommended focal point discussed above and the additional interpretive signs, benches, sitting areas, and extra 10-foot-wide trail recommended in Finding 6 below, the applicant needs to locate these facilities on the plan. Then a determination can be made as to the final amount of recreational facilities provided and the cost of those facilities can be determined in order to accurately calculate bond amounts for those facilities. [All recreational facilities should be completed prior to the issuance of the 250th building permit.]

40. A hiker/biker trail located to the north, east, and south of the medium-density residential area, located east of the north/south connector road within the south core, shall be connected to the north/south connector road, Branchville Road and Cherrywood Lane opposite Breezewood Drive. This portion of trail shall be

Mr. Michael McLaughlin
Greenbelt Station/DSP-04081-09
February 16, 2016

phased to be constructed concurrent with construction of the medium-density residential area as described herein.

DSP Finding of Conformance to the CSP as proposed to be amended:

An 8-foot wide hiker/biker trail has been provided in the Indian Creek stream valley with 6-foot wide feeder trails connecting to the trail from the community. [The complete trail system should be completed prior to the issuance of the 250th building permit.]

The off-site portion of the trail system, which is on State land, requires State and the City of Greenbelt approval of location and easements for construction and public use, which is not subject to the applicant's direct control. Therefore, the applicant suggests and staff concurs that bonding of the trail system shall be completed by the 250th building permit and the trail system shall be constructed prior to the issuance of the 352nd building permit.

Proposed Condition of Approval of DSP-04081-08:

Prior to the issuance of the 250th building permit, the complete trail system shall be bonded for construction. The trail system shall be constructed prior to the issuance of the 352nd building permit.

In sum, the DSP resolution utilized a Finding, not a Condition, to effectuate the 250th permit trigger as it was accomplished with the RFA. The amendments to the DSP Finding are only as to the issue of conformance to the CSP (Conditions 25 and 40) in order to supplement the proposed Condition for this DSP revision.

We understand that consideration of this request will require a hearing before the Planning Board and City of Greenbelt City Council and are moving forward with required notices.

Thank you for your attention to the above matter. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Justin K. Frye

cc: Celia Craze
Norman Rivera